

GOVERNMENT OF ANDHRA PRADESH,
ABSTRACT

LOANS & ADVANCES – House Building Advance - Sanction of an amount of Rs.5,00,000/- (Rupees Five Lakhs only) to Sri V. Surender, Record Assistant, General Administration Department – Advance for Site-cum- construction of a house at Plot Nos.319 & 327, Sy.Nos.567, 568, 570 & 571, Masaipet Village, Yadagirigutta Mandal, Nalgonda District., – Orders – Issued.

GENERAL ADMINISTRATION(OP.IV)DEPARTMENT

G.O. Ms. No.462

Dated:04-08-2011

Read the following:-

- 1 G.O.Ms.No.174, Finance(A&L)Dept., Dated 15-05-2010
- 2 G.O.Rt.No.1971, Fin.(A&L) Dept., Dated:06-05-2011
- 3 U.O.Note.No.14843/OP.I/2011-1, Dated 28-05-2011.
- 4 From Sri V. Surender, Record Asst., Application, Dated:19-04-2011

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ORDER:

Under Article 233-A of the A.P. Financial Code Volume – I, and the rules for grant of loans to the Government Servants for House Building purposes, sanction is hereby accorded for an advance of Rs. 5,00,000/- (Rupees Five lakhs only) to Sri V. Surender, Record Assistant, General Administration Department for purchase of a house Site-cum-construction of house thereon situated at Plot Nos.319 & 327, Sy.Nos.567, 568, 570 & 571, Masaipet Village, Yadagirigutta Mandal, Nalgonda District.

2. The advance sanctioned in para(1) above shall be disbursed to Sri V. Surender, Record Assistant, General Administration Department as follows:-

- i) The 1st installment of **Rs. 1,25,000/-** (Rupees One lakh and twenty five thousand only) shall be paid immediately for purchase of site on executing an Agreement and Surety Bond in the prescribed form. He should mortgage the Land along with the house to be built thereon immediately in favour of Government. The amount shall be paid to the vendor Sri Ralla Jagan Mohan, S/o Ralla Sayanna, R/o Hyderabad District in the form of a cheque..
- ii) The second installment of **Rs 2,50,000/-** (Rupees Two lakh fifty thousand only) shall be paid on his Mortgaging the site purchased by him in favour of the Government along with the building to be constructed thereon and on furnishing of an approved house plan and estimates.
- iii) The 3rd and final installment of **Rs. 1,25,000/-** (Rupees One lakh twenty five thousand only) shall be paid after construction of the building reaches the roof level and on production of necessary certificate from competent authority that the development of the area in which the house built is provided with all the facilities such as water supply, lighting, roads, drainage and Sewerage.
- iv) The house site must be purchased, the sale deed thereof produced and the site mortgaged to Government within 2 months from the date of drawal of first instalment, failing which, the loanee shall be liable to refund the entire amount to Government together with the interest thereon.

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3. The grant of advance to the above individual for construction of the house is subject to the following conditions:-

The construction of the house should be carried out in accordance with the approved plan, and specification on the basis of approval given by the competent authority. There shall be no deviation in construction from the approved plan.

- i) The construction of house shall be completed within 18 months from the date of first installment is paid to him. Failure to do so, the loanee shall refund the entire amount together with interest thereon. The date of completion must be reported to the Government without any delay.
- ii) On completion of the construction of the house, the grantee shall insure against fire, flood, cyclone, lighting, the house at this own cost for a sum not less than the amount of the advance with interest due thereon and shall renew the insurance from time to time till the loanee completely repay the loan amount with interest.
- iii) The house must be maintained in good condition, with his own cost and he shall continue to pay all the municipal taxes and local taxes regularly until the advance with interest is paid in full. He shall also keep it free from all encumbrances.

4. The advance sanctioned in para one above shall be recovered in (125) one hundred and twenty five equal monthly installments. The recovery shall be at Rs.4,000/- p.m. commencing after (18) months from the date of drawal of first installment or from the month following completion of the house whichever is earlier. The interest on the loan shall be recovered after recovery of principal loan amount in (10) equal monthly installments. Any loan amount and interest thereto is found due on the date of superannuation shall be recovered from Gratuity of the loanee. The date of superannuation of the individual is 31-1-2025

5. The loan together with interest at the provisional rate of 5 ½ % (simple interest) per annum shall be recovered as per the rules and orders issued from time to time. The recovery of principal shall be made first then interest.

6. For the misuse of the loan amount and non-observance of the House Building Advance Rules, penal interest at 1 ½ % times the normal rate shall be levied besides taking disciplinary action under C.C.A. Rules against the defaulter as laid down in G.O.Ms.No.311, Finance (FW.A&L)Department, dated 06-11-1996.

7. It will be open to the grantee to repay the amount in shorter period, if he so desires. In any case, the entire advance together with interest thereon must be repaid in full before the date on which she is due to retire from service.

8. In case the grantee does not repay the balance of the advance together with interest thereon due to the Government on or before the date of his retirement, it shall be open to the Government to enforce the security of the mortgage at any time thereafter and recover the balance advance together with interest and cost of recovery by sale of the house or in such other manner as may be permissible under the law.

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9. If the grantee ceases to be in service for any reason other than the normal retirement/ superannuation, or if he dies before the repayment of the advance with interest in full, the entire outstanding amount of the advance shall become payable to the Government forthwith. Any balance remained unpaid shall be recovered from the retirement gratuity that may be sanctioned to him.

10. The property mortgaged to the Government shall be reconvened to him or to his successor-in-interest, as the case may be, after the advance together with interest has been repaid to the Government in full.

11. The first installment of the advance of Rs.1,25,000/- (Rupees One lakh and twenty five thousand only) sanctioned in para 2(i) above shall be paid to Sri Ralla Jagan Mohan, S/o Ralla Sayanna, R/o Hyderabad District from out of funds provided in references 3rd & 4th read above and it shall be debited to the Head of Account "7610 – Loans to Government Servants – 201 HBA – SH (05) Loans to Other Officers."

12. The Dy. Pay & Accounts Officer, Secretariat Branch, Hyderabad is informed that the spouse of the individual is not a Government servant. He is also informed that the individual has submitted surety and Agreement Bonds and the same are retained in the Department for record.

13. The G.A.(Claims.E) Dept., are requested to draw and disburse the advance of Rs.1,25,000/- (Rupees One lakh and twenty five thousand only) released in para 2 (i) above to Sri Ralla Jagan Mohan, S/o Ralla Sayanna, R/o Hyderabad District. They are also requested to watch full recovery of the advance as detailed in para 4 above.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

R.SESHARAM SINGH
JOINT SECRETARY TO GOVT.(GENL.)

To
The Individual concerned.

Copy to:-

The Genl. Admn. (Claims E) Department

The Dy. Pay & Accounts Officer, Sectt. Br. Hyderabad.

The Accountant General, A.P., Hyderabad.

The Fin. (A&L) Department

SF/SC.

//FORWARDED BY ORDER//

SECTION OFFICER